NAIUnited
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Office

For Sale & Lease
Former Dialysis Center

5865 Sunnybrook Drive Sioux City, IA 51106

400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com

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For Sale & Lease

6,336 SF | $2,250,000 | $22.00 SF/yr
Office

Property Description

Former dialysis center located just off of Sunnybrook Drive and immediately adjacent to UnityPoint St. Luke's and Wadzinski Eye Clinic (Center for Retina Care) & Sunnybrook Dental. Phenomenal architecture, drop off awning at front entrance, large on-site parking area, and conveniently located near other medical users, as well as Siouxland's shopping and eatery area. Currently configured as a kidney care clinic, but can be transformed to other medical uses except dentistry, ophthalmology, or optometry. Subject to current land lease in place through 2088.

Location Description

Located just off of Sunnybrook Drive and immediately adjacent to Unity Point St. Lukes

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Sale Price	$2,250,000
Lease Rate	$22.00 SF/Yr

Location Information

Building Name	Former Dialysis Center
Street Address	5865 Sunnybrook Drive
City, State, Zip	Sioux City, IA 51106
County	Woodbury

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	GC
Lot Size	1.1 Acres
APN #	TBD

Building Information

Building Size	6,336 SF
Building Class	A
Occupancy %	0.0%
Tenancy	Single
Year Built	2014
Lease Type	NNN
CAM	$15.33 SF

Parking & Transportation

Parking Ratio	5.0
Number of Parking Spaces	34

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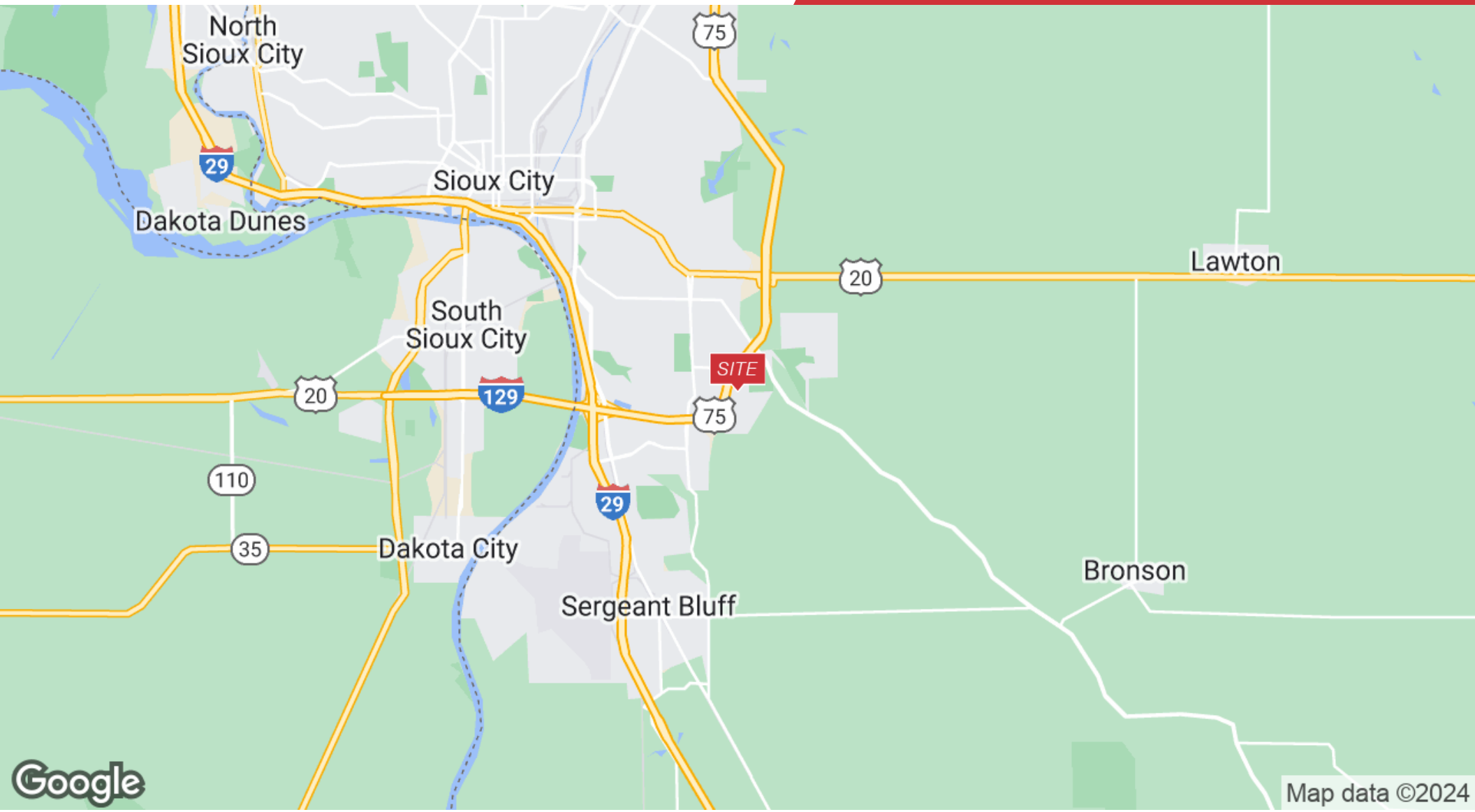

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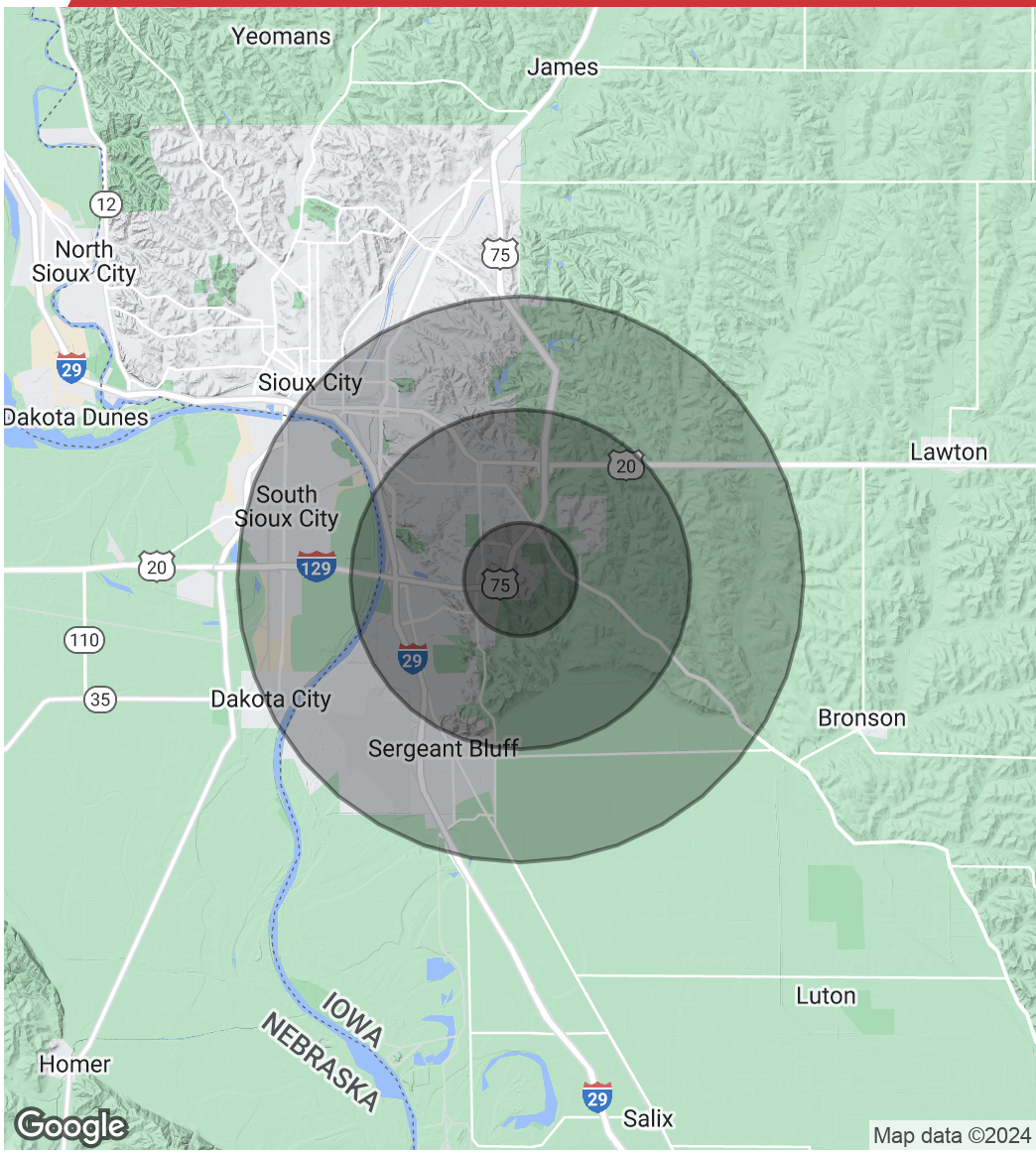
Population	1 Mile	3 Miles	5 Miles
Total Population	2,192	23,659	49,501
Average Age	52.9	38.2	36.5
Average Age (Male)	47.5	36.9	36.1
Average Age (Female)	54.2	41.5	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	997	9,857	20,362
# of Persons per HH	2.2	2.4	2.4
Average HH Income	$100,696	$78,400	$73,249
Average House Value	$185,558	$161,046	$144,299

2020 American Community Survey (ACS)



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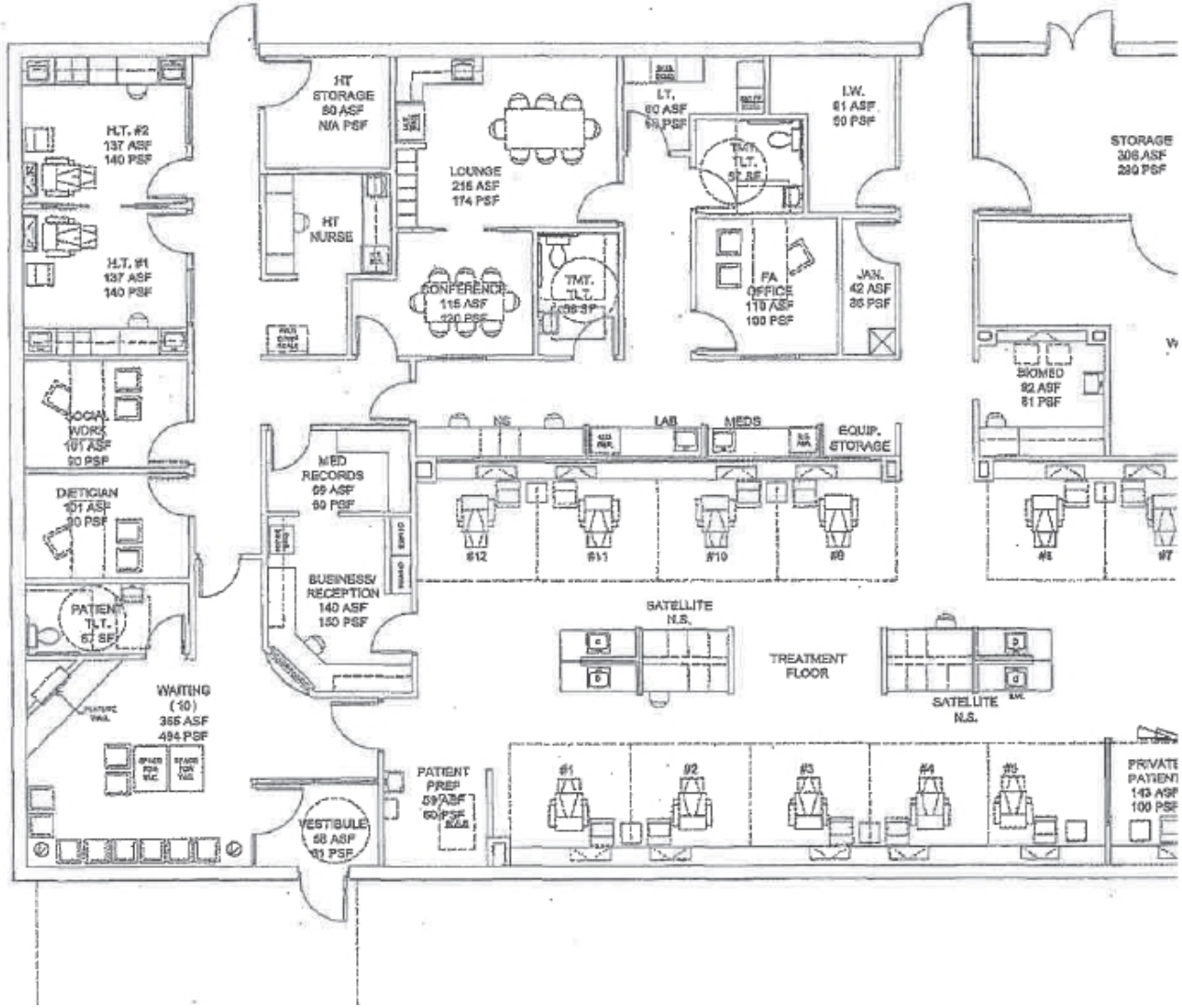

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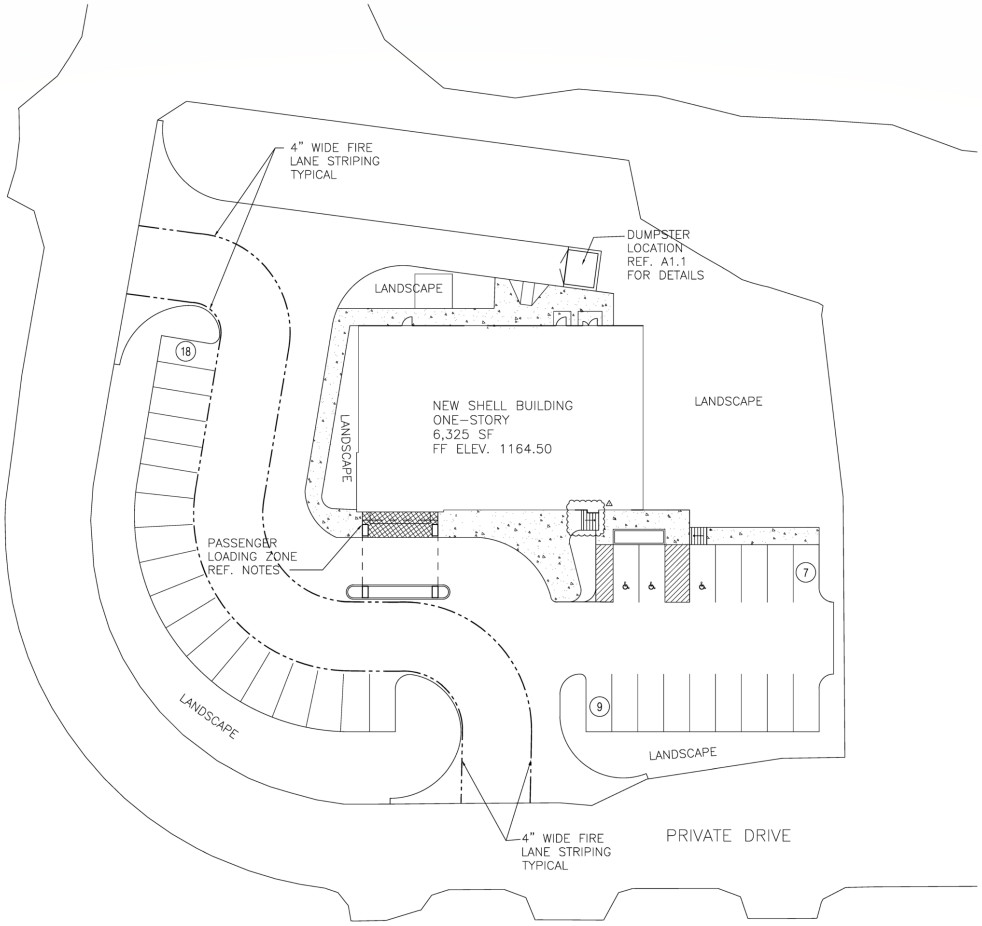

NORTH

1 ARCHITECTURAL SITE PLAN

0 20 40 60 SCALE: 1" = 20'-0"

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